

1 BY COUNCILMAN EVANS (Case No. CUP-2-16)

2
3 CITY OF CENTRAL
4 ORDINANCE NO. 2016-____
5

6 AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT
7 FOR THE OPERATION OF A VETERINARY CLINIC
8 (18333 MAGNOLIA BRIDGE ROAD)
9

10 WHEREAS, application has been made by Christopher Hayes, DVM for a conditional
11 use permit to construct and operate a veterinary clinic on property currently containing a vacant
12 single family, but zoned Neighborhood Business District (B-2); and
13

14 WHEREAS, the property is in an area with a mix of residential and commercial uses,
15 including an auto repair and body shop on the property directly adjacent to the west, and a single
16 family home (zoned B-2) directly adjacent to the east, wooded property to the north and a mix of
17 residential and commercial uses across Magnolia Bridge Road to the south; and
18

19 WHEREAS, it is proposed that the existing vacant residential structure will be removed
20 and a new building constructed on the property; and
21

22 WHEREAS, subject to the conditions set forth in this ordinance, the proposed veterinary
23 clinic is consistent with the zoning and uses of the properties in the area and is suitable for the
24 purposes for which it is proposed to be used; and
25

26 WHEREAS, a public hearing was held on June 23, 2016 before the City of Central
27 Zoning Commission; and
28

29 WHEREAS, the Zoning Commission recommended approval of the conditional use
30 permit subject to certain conditions.
31

32 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
33 Louisiana as follows:
34

35 Section 1: That the property that is the subject of this Ordinance is legally described
36 in Exhibit A attached hereto and made a part hereof.
37

38 Section 2: That the subject property is hereby granted a conditional use permit to
39 construct and operate a veterinary clinic subject to the terms and conditions set forth in this
40 Ordinance. Such documents and modifications thereto which condition this approval and to
41 which the conditional use permit is subject are the following:
42

- 1 1. Proposed Site Layout for “Simply Southern Vet Office,” including building
2 location, parking layout, dumpster placement and landscaped areas dated 6/7/16.

3
4 Section 3: Approval of the conditional use permit is further subject to the following
5 terms and conditions:

- 6
7 1. Landscaping: Prior to issuance of a building permit, a landscape plan, fully
8 compliant with the Development Code, shall be filed with the City and approved
9 by the City’s Planning & Zoning Director. Said landscape plan shall include, at a
10 minimum:
11
12 a. The planting types to be installed.
13 b. That the planting types to be installed along the east property line will be
14 of a size, species and variety to effectively screen the dog yard and
15 mitigate sounds coming from the property on a year round basis.
16 c. The parking area shall be further screened from the east property line by
17 an architectural wall or wood fence and/or a densely planted compact
18 hedge not less than five feet in height.
19 d. A landscape buffer, with plantings at least three feet in height (at planting)
20 shall be installed adjacent to south edge of the parking lot (where it fronts
21 Magnolia Bridge Road).
22
23 2. Building and Other Structures: The building and all other structures shall comply
24 with all City ordinance’s and codes including, but not limited to the Architecture
25 Standards Ordinance.
26
27 3. Sign: This Ordinance does not include approval of the sign shown on the
28 Proposed Site Layout – not its location, size or design. Prior to installation of any
29 business sign on the property, a sign plan, compliant with the City’s Sign
30 Ordinance, must be submitted and approved by the City’s Planning & Zoning
31 Director.
32

33 Section 4: The specific terms and conditions of this Ordinance shall prevail against
34 other ordinances of the City to the extent that there may be any conflict. Except for the
35 foregoing, the development of the subject property is subject to the terms of all applicable
36 ordinances and regulations of the City of Central, including any amendment thereto.
37

38 Section 5: Severability. If any section, subsection, sentence, clause or provision of
39 this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
40 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
41 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
42 invalidity and shall remain in force and effect.
43

1 Section 6. Effective Date. This Ordinance shall be effective upon publication.

2
3 Introduced before the Council on July __, 2016.

4
5 This Ordinance having been submitted to a vote, the vote thereon was as follows:

6
7 For:

8 Against:

9 Absent:

10
11 Adopted the _____ day of _____, 2016.

12
13 Signed the _____ day of _____, 2016.

14
15 Delivered to the Mayor on the _____ day of _____, 2016.

16
17 _____
18 Mark Miley, City Clerk

19
20 Approved:

21
22 _____
23 I.M. Shelton, Jr. Mayor

24
25 Received from Mayor on the _____ day of _____, 2016:

26
27 _____
28 Mark Miley, City Clerk

29
30
31 Adopted Ordinance published in The Advocate on the _____ day of _____, 2016

EXHIBIT A

Lot B of the L.E. Kennard Property in Section 66, T6S R2E GLD, EBR, LA

4848-6878-3668, v. 2